

SITE PLAN

SCALE: 1" = 40'

SITE LEGEND

- LANDSCAPED AREA
- CONCRETE PAVING - SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL 9'-0" x 18'-0" MIN.
- STANDARD PARKING STALL 9'-0" x 15'-0" W/ 3'-0" O.H.
- ACCESSIBLE PARKING STALL
- ZERO CURB
- PROPERTY LINE
- FIRE LANE (NO PARKING)
- YARDS USED FOR ALLOWABLE AREA INCREASES
- LIGHT STANDARD 20' MOUNTING HEIGHT
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- CATCH BASIN APPROX. LOCATION
- W- WATER LINE - SEE CIVIL
- G- GAS LINE - SEE CIVIL
- S- SEWER LATERAL SEE CIVIL
- ACCESSIBLE PATH OF TRAVEL

PROJECT DATA

ASSESSOR'S PARCEL: 104-190-03-00
 PLANNING APPLICATION: XXX
 GRADING PERMIT: XXX
 BUILDING ADDRESS: 540 W. CLEMMENS LANE FALLBROOK, CA 92028

LEGAL DESCRIPTION:
 THAT PORTION OF LOT 2, SECTION 25, TOWNSHIP 9 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, THENCE ALONG THE NORTH LINE OF SAID LOT 2, NORTH 12°30' WEST 432.46 FEET TO THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 33°07'30" WEST 380.0 FEET; THENCE SOUTH 58°40'20" EAST 748.25 FEET TO THE EAST LINE OF SAID LOT 2; THENCE THEREON NORTH 00°04'50" WEST 701.30 FEET TO THE POINT OF BEGINNING.

LAND DATA:
 GENERAL PLAN: LIMITED IMPACT INDUSTRIAL (I-1)
 REGIONAL CATEGORY: VILLAGE
 ZONING DESIGNATION: M52 - LIMITED IMPACT INDUSTRIAL
 EXISTING LANDUSE: VACANT LAND
 DESIGNATION OF USE: MANUFACTURING

BUILDING CODE DATA:
 OCCUPANCY CLASSIFICATION: F-2
 CONSTRUCTION TYPE: TYPE III-B
 FIRE SPRINKLERS: YES
 FIRE ALARM: NO
 STORIES: ONE
 HEIGHT: 34'-9 1/2"
 FIRE HAZARD SEVERITY ZONE: VERY HIGH

ALLOWABLE AREA CALCULATION:
 A_t (AREA PER FLOOR, S₁) 48,000 SF
 N_S (AREA PER FLOOR, S₁) 12,000 SF
 I_f (AREA INCREASE DUE TO FRONTAGE) .75
 F (PERIMETER FRONTING OPEN SPACE) 850 FT.
 P (BUILDING PERIMETER) 1000 FT.
 W (WIDTH OF OPEN SPACE) 30 FT.
 A_a = (48,000 + (12,000 x .75))
 A_a = 57,000 SQ.FT.
 NOTE: ALL YARD AREAS USED FOR AREA INCREASES ARE TO BE PERMANENTLY MAINTAINED.

GOVERNING CODES:
 2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24
 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS
 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
 2022 CALIFORNIA FIRE CODE
 2023 COUNTY OF SAN DIEGO CONSOLIDATED FIRE CODE

SITE DATA:
 SITE AREA (GROSS) : 252,930 SQ.FT. 5.81 AC
 FLOOR AREA RATIO: .22
 PAVING AREA: 51,617 SQ.FT. 20.4 %
 LANDSCAPE PLANTING AREA: 31,243 SQ.FT. 12.4 %
 NATIVE LANDSCAPE TO REMAIN: 113,444 SQ.FT. 44.8 %

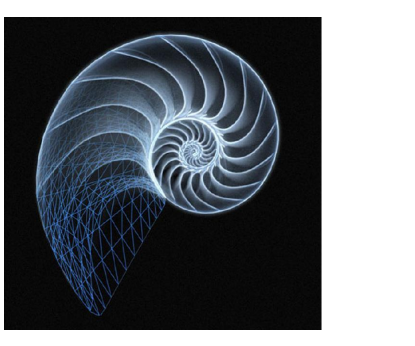
BUILDING AREA:
 RESTROOMS/BREAK ROOM/ELEC. ROOM 1,221 SQ.FT.
 MANUFACTURING 48,205 SQ.FT.
 BUILDING AREA 49,426 SQ.FT.
 FUTURE STORAGE BUILDING 7,200 SQ.FT.
 TOTAL BUILDING AREA 56,626 SQ.FT.

OCCUPANT LOAD:
 INDUSTRIAL @ 1/100 483 OCCUPANTS
 BREAK ROOM @ 1/15 31 OCCUPANTS
 TOTAL OCCUPANT LOAD 524 OCCUPANTS

PARKING REQUIRED:
 56,626 SQ.FT. @ 1.5/10000 85 SPACES

PARKING PROVIDED:
 STANDARD SPACES 80 SPACES
 VAN ACCESSIBLE 2 SPACES
 ACCESSIBLE 3 SPACES
 TOTAL PARKING PROVIDED 85 SPACES

ELEC. VEHICLE CHARGING 13 SPACES
 ELEC. VEHICLE CAPABLE 27 SPACES
 BICYCLE PARKING REQUIRED (85 X 0.1) 9 SPACES
 BICYCLE PARKING PROVIDED 10 SPACES



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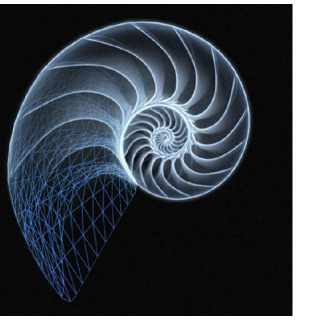


MMKM Properties Facility Building
 540 W. Clemmens Lane
 Fallbrook, CA

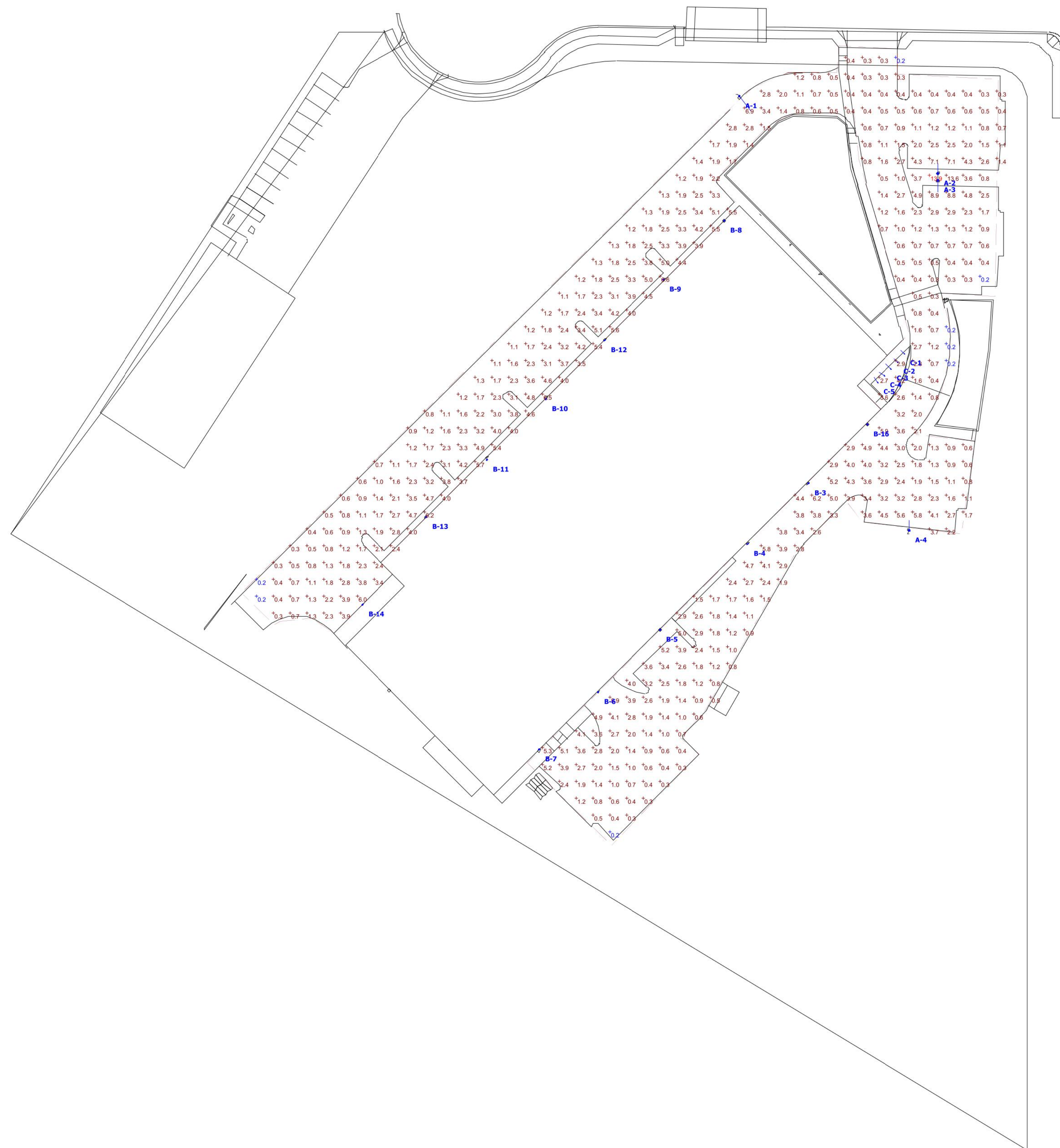
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 Project: MMKM
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 Plan Distribution:

Sheet Title:
SITE PLAN

Sheet Number:
A1.1



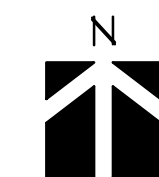
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Plan View
Scale - 1" = 40'

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		4	DSX1 LED P5 40K 70CRI T3M	D-Series Size 1 Area Luminaire P5 Performance Package 4000K CCT 70 CRI Type 3 Medium 20' Mounting Height		1	17630	0.96	138.16	 Max: 14756cd
	B		13	WDGE3 LED P3 70CRI RPT 30K	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 70CRI, FORWARD THROW OPTIC. 18' Mounting Height		1	9349	0.96	71.6952	 Max: 4506cd
	C		5	KB08 LED 12C 350 40K ASY MVOLT	KB08 WITH 3 LIGHT BOARDS (12 LEDs), 350mA DRIVER, 4000K COLOR TEMP, AND ASYMMETRIC OPTIC		1	1210	0.96	16	 Max: 696cd

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	13.9 fc	0.2 fc	69.5:1	11.0:1



SITE LIGHTING PLAN

SCALE: 1" = 40'

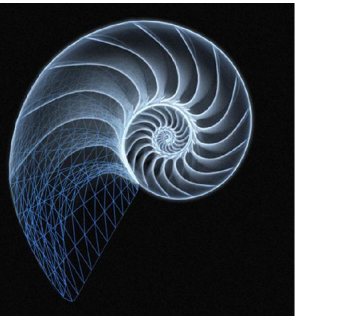
MMKM Properties Facility Building
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Project: MMKM
File: A1-1-SITE.dwg
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SITE LIGHTING PLAN

Sheet Number:

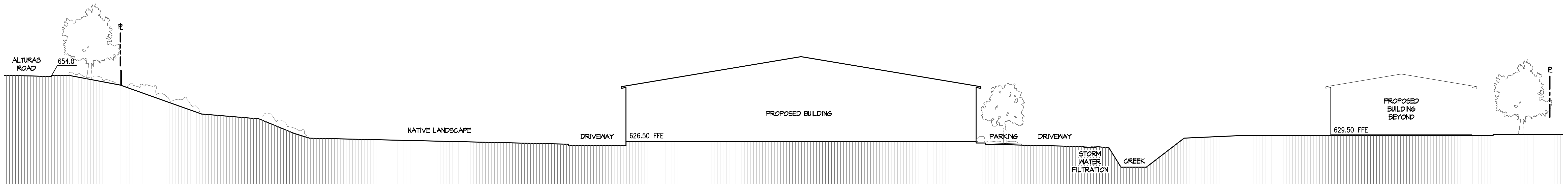
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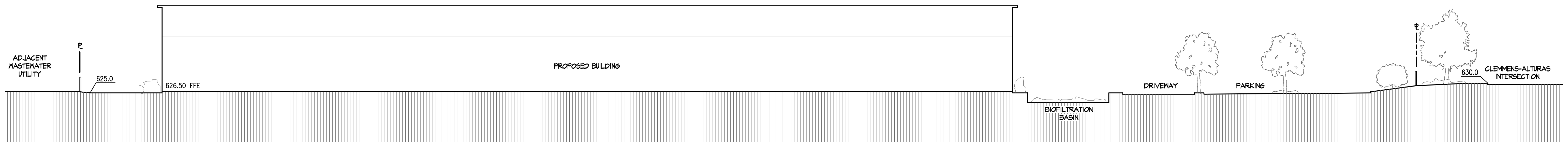


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A - A SITE SECTION

SCALE: 1" = 20'



B - B SITE SECTION

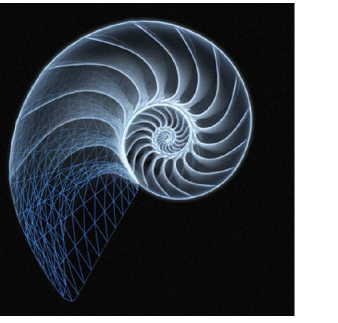
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SITE SECTIONS

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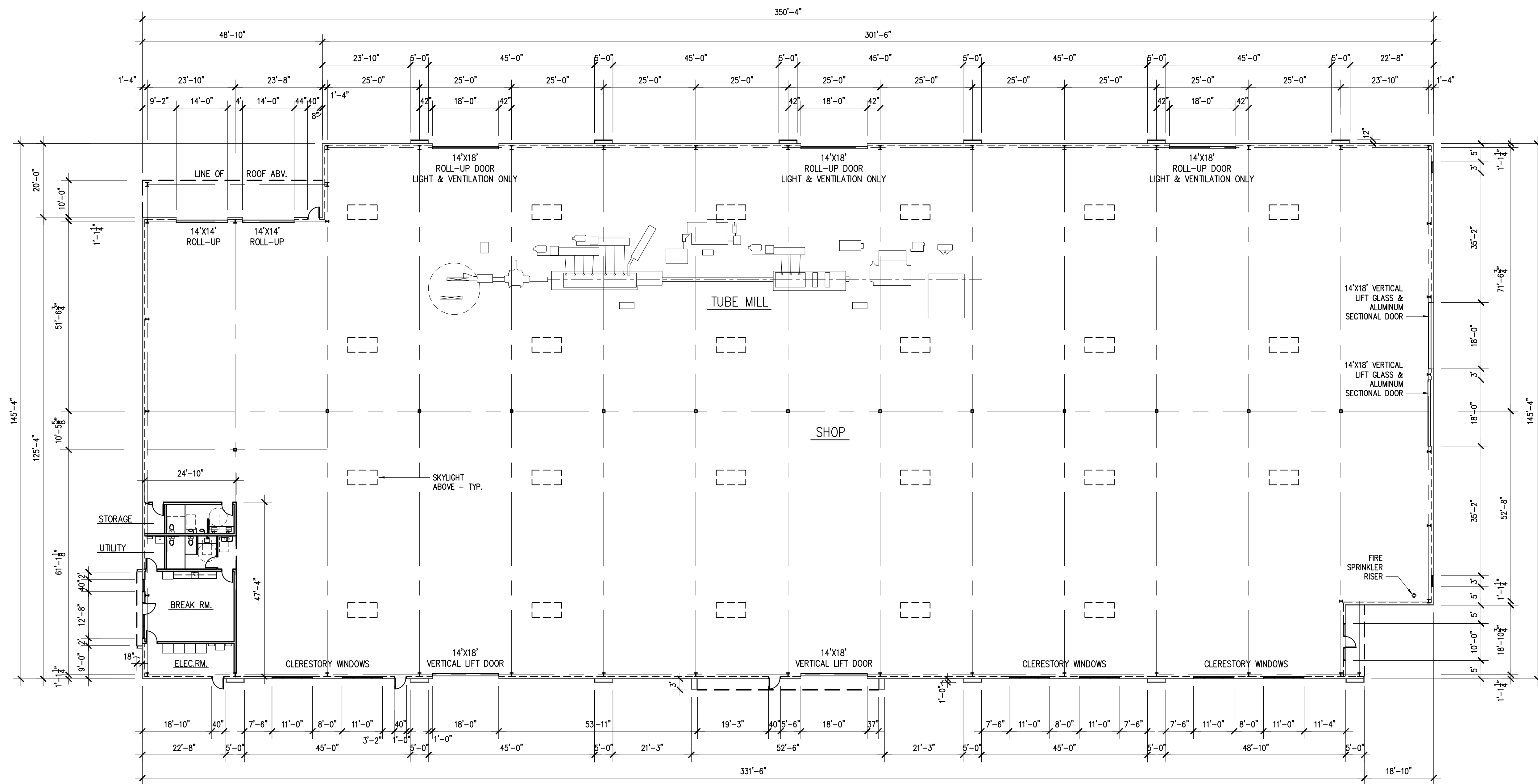
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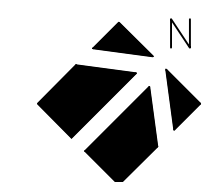


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FLOOR PLAN

SCALE: 1/16" = 1'-0"

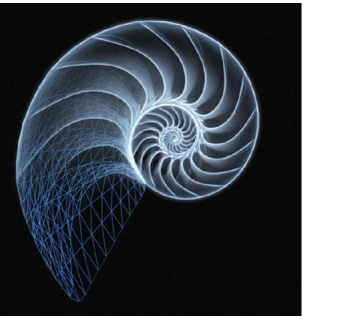


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FLOOR PLAN

Sheet Number:

A2.1

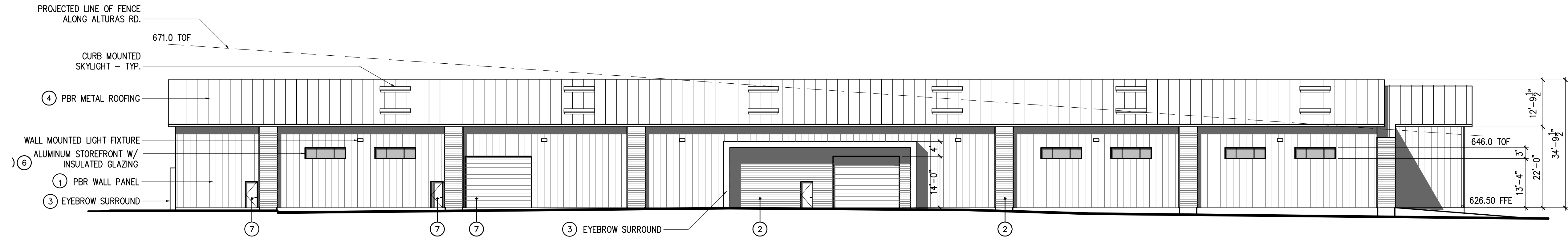


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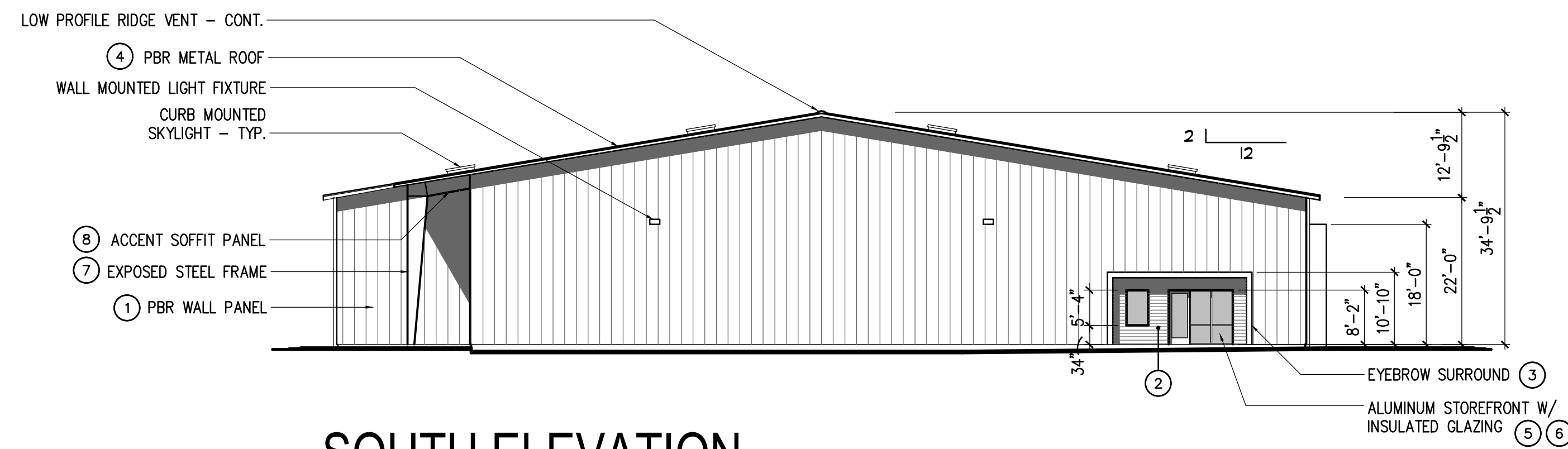
WEST ELEVATION

SCALE: 1/16" = 1'-0"



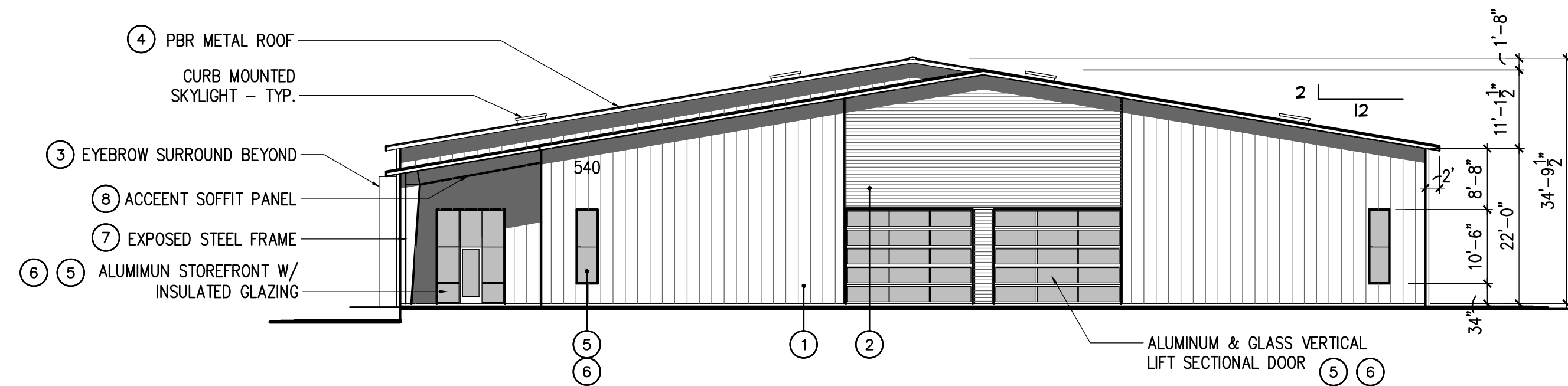
EAST ELEVATION - ALTURAS ROAD

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION - CLEMMENS LANE

SCALE: 1/16" = 1'-0"

GENERAL NOTES

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS U.N.O.
- B. ALL PAINT FINISHES ARE TO BE FLAT U.N.O.
- C. T.O.P. = TOP OF PARAPET ELEVATION.
- D. F.F.E. = FINISH FLOOR ELEVATION.
- E. GLAZING TO BE IN COMPLIANCE W/ 2022 C.B.C.

GLAZING KEYNOTES

- VISION GLASS
- TEMPERED VISION GLASS

MATERIAL / COLOR SCHEDULE

- ① 26 GA. PBR METAL WALL PANEL "SLATE GRAY"
- ② 26 GA. PBU METAL WALL PANEL "SLATE GRAY"
- ③ SHEET METAL PLATE PANEL / TRIM "SLATE GRAY"
- ④ 26 GA. PBR METAL ROOF PANEL "BONE WHITE"
- ⑤ GLAZING: PFG 1" INSULATED GLASS UNIT SOLOBAN 60 (2) CLEAR + CLEAR
- ⑥ STOREFRONT MULLIONS "BLACK ANODIZED" OR EQUAL
- ⑦ PAINTED EXTERIOR STEEL "SM 7674 PEPPERCORN"
- ⑧ SOFFIT AND ACCENT WALL PANEL ATAS DESIGN WALL DSFI20 "BIRCH"

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BUILDING ELEVATIONS

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